

RE: Broadway Property Owners Tour - Upper Flo...

Subject: RE: Broadway Property Owners Tour - Upper Floor Opportunities

From: Nick Griffin </O=LABID/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=NICK GRIFFIN300>

Date: 10/13/2016 10:52 AM

To: Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org>, Elan Shore <Eshore@downtownla.com>

CC: Donegan McCuaig <donegan@dtlarealestate.com>, Noah Strouse <noah@historiccore.bid>, Rena Leddy <rena@fashiondistrict.org>, Julia Marino <juliamarino.la@gmail.com>, zac@dtlarealestate.com <zac@dtlarealestate.com>, oun@lacity.org <oun@lacity.org>

That all sounds good. Elan and I will discuss and get back to everyone about what we can do, what data we have and what else we might need.

From: Jessica Wethington Mclean [mailto:jessica.wethingtonmclean@lacity.org]

Sent: Thursday, October 13, 2016 10:46 AM

To: Nick Griffin <NGriffin@downtownla.com>

Cc: Donegan McCuaig <donegan@dtlarealestate.com>; Noah Strouse <noah@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com; oun@lacity.org

Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Thanks, Nick. This will be great!

I think an overview of square footage available, ground floor vacancy rate, prevailing per square foot prices for upper floor, ground floor, etc. as well as maybe some highlights of projects that have come online or been completed would be helpful. Number of loft units would be good. Upcoming projects - Hoxton, 510 S. Bway, 947 S. Broadway etc.

How can I help?



Jessica Wethington McLean

Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012

[Jessica.WethingtonMcLean@lacity.org](mailto:jessica.wethingtonmclean@lacity.org) | 213-473-7014

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On Thu, Oct 13, 2016 at 10:33 AM, Nick Griffin <NGriffin@downtownla.com> wrote:

As discussed, my team can put together a mini market report focused on Broadway.

Does anyone have suggestions of what they would like to see covered and/or any restrictions on what we can include?

From: Jessica Wethington Mclean [mailto:jessica.wethingtonmclean@lacity.org]

Sent: Wednesday, October 12, 2016 5:49 PM

To: Donegan McCuaig <donegan@dtlarealestate.com>

Cc: Nick Griffin <NGriffin@downtownla.com>; Noah Strouse <noah@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com; oun@lacity.org

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This is what I printed. I revised it a bit to highlight the things recently brought up. I also invited the speakers we discussed and reached out to the venues we want. I will reach out to a couple more brokers. Noah - send me your suggestions, please.

Here's where we stand:

(Meet & Begin)

Ace Hotel 929 S. Broadway (VENUE CONFIRMED)

* Economics of hotels (Jon Blanchard - CONFIRMED)

* Overview of sign district (Jessica Wethington McLean - CONFIRMED)

(Walk To)

Broadway Trade Center 801 S. Broadway (Venue - requested)

* Tax incentives / New Market Tax Credits (Chris Fedukowski - invited)

* Overall landscape of business and context of the neighborhood - other great products happening (DCBID, Historic Core BID, Fashion BID)

(Shuttle To)

Broadway Arts Tower (creative office) 529 S. Broadway (venue requested)

* Economics of Creative Office Conversion (will invite Carle Pierose - Industry - CONFIRMED)

(Walk To)

Broadway Lofts

430 S. Broadway (VENUE CONFIRMED)

* Architectural conversion process - residential and commercial (will invite Karin Liljegren - Omgivning - CONFIRMED)

* Economics of loft conversion (will invite Izek / Eric Shomof - invited)

(Shuttle To)

The Grayson (creative office) 353 S. Broadway (VENUE CONFIRMED)

BOX LUNCH

* Economics of lease environment (Donegan McCuaig, CONFIRMED. Jessica will invite others)

* Wrap-Up discussion / Q&A



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Director, Downtown Economic Development
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On Wed, Oct 12, 2016 at 5:34 PM, Donegan McCuaig <donegan@dtlarealestate.com> wrote:

If you are okay with it Nick and Jessica I'm okay with it. Let's send it out

Donegan McCuaig
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----- Original Message -----

Subject: RE: Broadway Property Owners Tour - Upper Floor Opportunities
From: Nick Griffin <NGriffin@downtownla.com>
Date: Wed, October 12, 2016 2:30 pm
To: Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org>
Cc: Donegan McCuaig <donegan@dtlarealestate.com>, Noah Strouse <noah@historiccore.bid>, Rena Leddy <rena@fashiondistrict.org>, Julia Marino <juliamarino.la@gmail.com>, "zac@dtlarealestate.com" <zac@dtlarealestate.com>, "oun@lacity.org" <oun@lacity.org>

Agreed.

From: Jessica Wethington McLean [<mailto:jessica.wethingtonmclean@lacity.org>]
Sent: Wednesday, October 12, 2016 2:12 PM
To: Nick Griffin <NGriffin@downtownla.com>
Cc: Donegan McCuaig <donegan@dtlarealestate.com>; Noah Strouse <noah@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com; oun@lacity.org
Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Folks - didn't hear back from anyone last week. We're kind of out of town to re-design this. I need to send them out to the owners.

I think this may not be perfect but it says what we want to do. Agreed?



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Director, Downtown Economic Development
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On Mon, Oct 3, 2016 at 3:44 PM, Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org> wrote:

Ideally, this would have been suggested in any of the earlier rounds of review of this flyer. I was out last week and expected to mail it this week.

We cannot do Councilmember Huizar invites because he's not going to be there and we don't want to mislead anyone. The wording related to the CM and BBB needs to remain as is. If you guys want to rework the other stuff, feel free but please do it quickly. Can it be done by Wednesday?



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On Fri, Sep 23, 2016 at 12:01 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

My team would be happy to redo the flyer if youâd like. As part of that process, we can also propose revised wording for selling points, as well as title and other points. Let me know if consensus is for us to do that. Thanks.

From: Donegan McCuaig [mailto:donegan@dtlarealestate.com]

Sent: Friday, September 23, 2016 9:15 AM

To: Nick Griffin <NGriffin@downtownla.com>

Cc: Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org>; Noah Strouse <noah@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com

Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Perhaps we can have Nick's team look over the flier for ideas for graphic improvement? Also, maybe the flier can more boldly lay out the selling points of renovating? I forget what the title was but maybe we can do something more specific like, Councilman Jose Huizar invites you to discover the the benefits of renovating your Broadway building! And instead of pics focussing on types of use (residential/office) they focus more on finance and market values, etc? What kind of quality of paper will we be using? When will it be mailed out?

Donegan McCuaig
Owner/Broker - Quixotic Realty Inc. dba dtlarealestate.com
"Best Commercial RE Co in DTLA 2015 & 2016!" LADT News
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Sent from my iPhone

On Sep 22, 2016, at 6:18 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

Yeah, I'm sure that would be fine.

Nicholas Ziff Griffin
Director of Economic Development
Downtown Center Business Improvement District
ngriffin@downtownla.com / [\(213\) 416-7522](tel:213-416-7522)

On Sep 22, 2016, at 5:57 PM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:

I think we can discuss that informally as we go right?



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On Thu, Sep 22, 2016 at 3:16 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

Looks great to me.

Anything on streetscape plans?

From: Jessica Wethington Mclean [mailto:jessica.wethingtonmclean@lacity.org]

Sent: Wednesday, September 21, 2016 5:16 PM

To: Donegan McCuaig <donegan@dtlarealestate.com>

Cc: Noah Strouse <noah@historiccore.bid>; Nick Griffin <NGriffin@downtownla.com>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com

Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Here's where we landed on this today... Comments / suggestions?
(Meet & Begin)
Ace Hotel 929 S. Broadway

* Economics of hotels (will invite Jon Blanchard)
* Overview of sign district (Jessica Wethington McLean)
(Walk To)
Broadway Trade Center 801 S. Broadway
* Tax incentives / New Market Tax Credits
* Overall landscape of business and context of the neighborhood - other great products happening (DCBID, Historic Core BID, Fashion BID)
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(Shuttle To)
The Grayson (creative office) 353 S. Broadway
BOX LUNCH
* Economics of lease environment (Donegan McQuaig, confirmed. Jessica will invite others)
* Wrap-Up discussion / Q&A

Sent from my phone. Please pardon brevity, typos, and autofill misfires.

On Jul 27, 2016 10:02 AM, "Donegan McCuaig" <donegan@dtlarealestate.com> wrote:

Anyone know someone involved in Broadway Lofts conversion?

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On Jul 20, 2016, at 3:40 PM, Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org> wrote:

Great! Let's call it Wednesday Oct. 19. Now to book the buildings and speakers.... Who's doing what?

Thanks, everyone!



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On Mon, Jul 18, 2016 at 11:21 AM, Donegan McCuaig <donegan@dtlarealestate.com> wrote:

Sorry guess this didn't send. Date is good for me if it works for all of you

Donegan McCuaig
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On Jul 14, 2016, at 3:14 PM, Noah Strouse <noah@historiccore.bid> wrote:

Works for us!



NOAH STROUSE
Director of Marketing & Services

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[HistoricCoreNewsletter.jpg](#)

24HR HOTLINE:
[213/239-8336](tel:2132398336)

On Thu, Jul 14, 2016 at 2:53 PM, Rena Leddy <rena@fashiondistrict.org> wrote:
Should be fine for Fashion District property owners

From: Jessica Wethington McLean [mailto:jessica.wethingtonmclean@lacity.org]
Sent: Thursday, July 14, 2016 12:06 PM
To: Julia Marino <juliamarino.la@gmail.com>
Cc: Max Sherman <max.sherman@lacity.org>; Donegan McCuaig <donegan@dtlarealestate.com>; Noah Strouse <noah@historiccore.bid>; zac@dtlarealestate.com; Nick Griffin <NGriffin@downtownla.com>; Rena Leddy <rena@fashiondistrict.org>
Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

OK - how does that work for Fashion and Historic? Dominic, ok for you, too?


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On Thu, Jul 14, 2016 at 12:04 PM, Julia Marino <juliamarino.la@gmail.com> wrote:
That date will work.

Julia Marino
[\(631\) 278-4162](tel:6312784162)
juliamarino.la@gmail.com

On Thu, Jul 14, 2016 at 11:50 AM, Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org> wrote:
Fashion BID meets the third Thursday. What about Wednesday Oct. 19 instead?

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
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On Thu, Jul 14, 2016 at 11:46 AM, Julia Marino <juliamarino.la@gmail.com> wrote:

At the DCBID we are planning to host events during the first two weeks of October for LAEDC's Innovation Weeks. October 13th could potentially be a conflict. What are everyone's thoughts about pushing it to the week after? October 20th?

Julia Marino
[\(631\) 278-4162](tel:6312784162)
juliamarino.la@gmail.com

On Wed, Jul 13, 2016 at 11:47 AM, Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org> wrote:
I think this works well. Now, as for a date. How about Thursday October 13?

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Director, Downtown Economic Development
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On Wed, Jul 13, 2016 at 11:43 AM, Max Sherman

<max.sherman@lacity.org> wrote:

Thanks, Donegan, I spaced out the header a bit as well as gave some breathing room to the main text in the lower left box.

Best,
Max

On Wed, Jul 13, 2016 at 11:13 AM, Donegan McCuaig
<donegan@dtlarealestate.com> wrote:

Looks good but the text at top and bottom left looks a little smooshed. Perhaps we might increase flyer size or reduce picture sizes?

Donegan McCuaig
Owner/Broker - Quixotic Realty Inc. dba dtlarealestate.com
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On Jul 13, 2016, at 10:45 AM, Max Sherman <max.sherman@lacity.org> wrote:

Sure, no problem. Revised version attached.

Let me know any additional changes/suggestions.

Best,
Max

On Tue, Jul 12, 2016 at 5:59 PM, Jessica Wethington McLean
<jessica.wethingtonmclean@lacity.org> wrote:

Header needs to have a sub-head so it's clear who the audience is.

Join us for a multi-building upper floor demonstration tour exclusively for Broadway property owners.

You might need to adjust the header height to accommodate that.

Thanks, Max.



Jessica Wethington McLean
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On Tue, Jul 12, 2016 at 11:16 AM, Max Sherman
<max.sherman@lacity.org> wrote:

Hi All,

I've updated the tour flyer to include an image background for the header, let me know what you think!

Best,
Max

On Tue, Jul 12, 2016 at 10:05 AM, Noah Strouse
<noah@historiccore.bid> wrote:

A few options attached, can be cropped to fit document. Photos are property of HCBID. Fine to use for this document, but nowhere else please. I'd also highly recommend Hunter Kerhart for any future BBB photographic needs.

[HistoricCoreLogo.jpg](#)

NOAH STROUSE
Director of Marketing & Services

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24HR HOTLINE:
[213/239-8336](tel:213239-8336)

On Tue, Jul 12, 2016 at 9:50 AM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:

Noah, can you send a photo of what you have in mind for the header?

Sent from my phone. Please pardon brevity, typos, and autofill misfires.

On Jul 1, 2016 9:11 AM, "Noah Strouse" <noah@historiccore.bid> wrote:

Nice! Agree with Rena - maybe we can change top header to something as simple as "Broadway Property Owners Tour." My only other suggestion would be to include a pretty exterior streetscape image as a backdrop for header to give a bit more sense of place. Happy to provide some photos.

[HistoricCoreLogo.jpg](#) **NOAH STROUSE**
Director of Marketing & Services

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On Thu, Jun 30, 2016 at 5:13 PM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:

Good note - it would only be sent to them, but yes you're right.

 **Jessica Wethington McLean**
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On Thu, Jun 30, 2016 at 4:29 PM, Rena Leddy <rena@fashionsdistrict.org> wrote:

Hi all,

I think the flyer needs to prominently mention that this tour/event is exclusive for property owners. Make the owners feel that its special and does not include other interested parties.

Thatâs my two cents.
Rena

From: Jessica Wethington Mclean
[mailto:jessica.wethingtonmclean@lacity.org]
Sent: Thursday, June 30, 2016 4:13 PM
To: Donegan McCuaig <donegan@dtlarealestate.com>
Cc: zac@dtlarealestate.com; Rena Leddy <rena@fashionsdistrict.org>; Julia Marino <juliamarino.la@gmail.com>; Noah Strouse <noah@historiccore.bid>; Nick Griffin <NGriffin@downtownla.com>; Max Sherman

<max.sherman@lacity.org>

Subject: Broadway Property Owners Tour - Upper Floor Opportunities

What do you all think of this - draft tour flyer attached.

Thanks,
JWM



Jessica Wethington McLean

Executive Director, Bringing Back Broadway
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On Mon, Jun 27, 2016 at 11:03 AM, Jessica Wethington Mclean

<jessica.wethingtonmclean@lacity.org> wrote:

Hey Donegan,

I appreciate you taking the reigns on this, but as it turns out, I'll need to compile the mailing list internally within our office and with the BIDS, as there are some concerns about sharing that info outside the city. It's not on ZIMAS - only the official ownership of record is on ZIMAS, and what we need are the actual direct contacts for the buildings / ownership. So, I'll handle compiling that. We would of course do the actual printing and mailing anyway.

I'm asking Max in my office to work on a flyer / graphic that we can circulate to the group and get feedback.

In terms of date, I think I recall the conversation was that Thursday is best. That means the current choices are below (HDBID meets on the last Wednesday of the month, the Fashion BID meets on the 3rd Thursday and I don't know when the DC BID board meets these days, so they need to chime in and block that date)

8
15 (NO - Fashion BID mtg)
22
29

These are my rough notes as to the structure / content we discussed - of course this is evolving.

(Meet & Begin)
Ace Hotel 929 S. Broadway
* Economics of hotels
* Overview of sign district

(Walk To)
Sparkle Factory 908 S. Broadway
* Tax incentives / New Market Tax Credits

(Shuttle To)
Broadway Arts Tower (creative office) 529 S. Broadway
* Economics of Conversion (Carle Pierose?)

(Shuttle To)
The Grayson (creative office) 353 S. Broadway
* Economics of lease environment (various brokers familiar with the area)
* Wrap-Up discussion / Q&A

Again, thanks so much for spearheading this -it's going to be very effective.

Sincerely,
Jessica



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
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On Mon, Jun 27, 2016 at 10:01 AM, Donegan McCuaig <donegan@dtlarealestate.com> wrote:

Zac, please compile all these Broadway 11th St-2nd St building entity names and make sure that they are accurately reflected on zimas.lacity.org and coordinate with Noah and Rena to confirm accuracy so we can prepare to snail-mail every building owner telling them about the event where we will feature something along the lines of "Discover the Benefits of Renovating Your Building on Broadway" for the tour. I'll write in the names I know too. Maybe we can put this first file on drop box so everyone can edit it? Goal is to get the most info possible on every building owner and point of contact.

Do we have an exact date for this tour guys? Last I heard, August was a no-go because it will be so hot. September?

I also attached a tax incentive document I found on my computer from 2014. Are there any other resources you guys can think of to be a resource to make it easier for Broadway building owners to renovate their buildings? We can incorporate it into the tour/meeting

Any thoughts anyone?

Donegan McCuaig
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----- Original Message -----

Subject: Broadway Property Owners -
Attached

From: Jessica Wethington McLean
<jessica.wethingtonmclean@lacity.org>
Date: Wed, June 15, 2016 7:58 pm
To: donegan@dtlarealestate.com, Rena
Leddly <rena@fashiondistrict.org>,
Julia Marino <juliamarino.la@gmail.com>,
Noah Strouse
<noah@historiccore.bid>

The most recent list I have is from a few
years ago, so it's certainly outdated but
should be a good start.

It's attached.



Jessica Wethington McLean

Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Office of City Councilmember Jos  Huizar
200 N. Spring Street #465, Los Angeles, CA 90012

Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

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<BroadwayOpenHouseTourFlyerNEW.pdf>